

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Meeting Room, Theodore D. Washington Municipal Building
Wednesday, April 6, 2016

Present: Hank McCracken, Chair; Christopher Epps, Vice-Chair Marge Blair; Sean Barth

Absent: Chuck Dulcie; Kathryn Drury; Will Guenther

Staff: Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Rocio
Rexrode, Growth Management Coordinator

I. CALL TO ORDER

McCracken called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

Epps made a motion to approve the April 6, 2016, Historic Preservation Commission meeting agenda. Blair seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

1. March 2, 2016

Barth made a motion to adopt the March 2, 2016, Historic Preservation Commission meeting minutes. Blair seconded the motion. All were in favor and the motion passed.

2. March 21, 2016

Barth made a motion to adopt the March 21, 2016, Historic Preservation Commission meeting minutes. Blair seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no Public Comments.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

1. FOR ACTION

- A. Certificate of Appropriateness.** A request by Gerry Diaz, on behalf of the Town of Bluffton, for the approval of a Certificate of Appropriateness to preserve and rehabilitate the structure known as the Garvin (Garvey) House on the property identified as R620 039 00A 0190 0000, in the Oyster Factory Park, and zoned Riverfront Edge-HD. (COFA-3-16-9457)

Schumacher presented.

Blair made a motion to approve the Certificate of Appropriateness as submitted. Barth seconded the motion. All were in favor and the motion passed.

- B. Certificate of Appropriateness.** A request by Tyler Melnick, for the approval of a Certificate of Appropriateness to construct a new single family residence of approximately 2,235 SF on the property identified as 12 Lawrence Street in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-1-16-9476).

Erin presented.

Epps made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.15.6. of the UDO, the use of rat tail shutter dogs is approved by the HPC as an allowable substitute for the typical "S" design.
2. Per Section 5.15.6.I of the UDO, and Section 32 of Traditional Construction Patterns, the pane configuration on the two dormer windows in the right and left elevations must be revised to have a better pane proportion to the other windows in the building.
3. Per Section 5.15.6.N.7. of the UDO, the water table material configuration must be revised to use 2X material.

Barth seconded the motion. All were in favor and the motion passed.

- C. Certificate of Appropriateness.** A request by Southern Coastal Homes, LLC., for the approval of a Certificate of Appropriateness to allow the construction of a single family residential structure of approximately 2,480 SF and a carriage house of approximately 730 SF on the property identified as 5764 Yaupon Road (Lot 16A) in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-3-16-9538)

Peterson presented.

Hank recused himself.

Blair made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.3.3.A.1. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 14" in DBH.
2. Per the Applications manual, a letter of approval from the Stock Farm HARB must be submitted, and any conditions addressed before the issuance of the Certificate of Appropriateness.

Barth seconded the motion. All were in favor and the motion passed.

- D. Certificate of Appropriateness.** A request by Southern Coastal Homes, for the approval of a Certificate of Appropriateness to construct a single family residence of approximately 1,796 SF with a detached garage of approximately 465 SF on the property identified as 5784 Yaupon Road in the Stock Farm development and zoned Neighborhood General – HD. (COFA-02-16-9505)

Peterson presented.

Hank recused himself.

Barth made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.3.3.A.1. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 14" in DBH.
2. Per the Applications manual, a letter of approval from the Stock Farm HARB must be submitted, and any conditions addressed before the issuance of the Certificate of Appropriateness.

Blair seconded the motion. All were in favor and the motion passed.

- E. Certificate of Appropriateness.** A request by Mike Vaccaro, of Vaccaro Architects, for approval of a Certificate of Appropriateness to allow for the renovation of an existing structure to include an addition to the front porch and a new egress at the rear on the property identified as 45 Calhoun Street in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COFA-3-16-9550)

Schumacher presented.

Barth made a motion to approve the Certificate of Appropriateness with the following condition:

1. The applicant is permitted to use the existing materials for the pier configuration.

Blair seconded the motion. All were in favor and the motion passed.

X. DISCUSSION

a. None – Erin informed the Members about the May 19, Historic Preservation Symposium.

XI. ADJOURNMENT

The April 6, 2016, Historic Preservation Commission meeting adjourned at 6:45 p.m.

DRAFT